

Preliminary FY 2014 Long Range Planning Work Program

Summary notes

Two small area plans have emerged as “frontrunner” candidates for the next small area plan: Eisenhower West and Old Town North. There are reasons why both deserve attention but there is only enough staff capacity for one small area plan at a time.

Staff looked at a number of options for scheduling these two plans. The recommended schedule is based on two factors: (1) the need to conduct substantial transportation analysis work in Eisenhower West as a precursor to the start of the small area plan and (2) immediate development pressure for several sites in Old Town North in addition to the Potomac River Generating Station.

Funding for these two plans was a challenge for the FY 2014 budget so the following plan was developed to fit within the dollars available.

Proposed New Interdepartmental Planning Initiatives

- ***Conduct the transportation analysis for the Eisenhower West Small Area Plan***
 - This project is proposed to begin with an areawide transportation analysis that will take 9-12 months. Transportation is a threshold issue, due to the need to resolve the Eisenhower Connector issue. It will also be helpful to have an analysis of major transportation issues in hand at the start of the small planning process. This is funded (\$175,000) and would begin in early FY2014.
 - The transportation study would be similar to Eisenhower West Land Use Study, with community participation at the beginning (to advise on the scope), in the middle (to review initial findings) and at the end to review the final product.
 - Community visioning and issue identification, typically the start of a small area plan, would not start until FY2016.
 - More analysis (transportation, environmental, and market/financial) will be needed in FY 2016 to complete the Plan.
 - If the above schedule is adopted, no additional funding would be required in FY 2014, but FY 2016 would require up to \$500,000 in new funding
- ***Begin the community visioning process for the update to the Old Town North Small Area Plan, including the reuse of the Potomac River Generating Station site***
 - The proposal is to have six months of community visioning and issue identification in FY 2014, followed by completion of the plan in FY 2015. The process would take 18 months and is intended to follow the steps outlined by the *What's Next Alexandria* process: (1) community visioning and issue identification; (2) development of options for land use, community facilities, transportation, and the environment for community review; (3) selection of recommendations based on community input; (4) final public review and approval; and (5) process evaluation.

- The community visioning/issue identification phase will be documented in a report that the community will review to ensure that all issues and opportunities are fully captured before moving on to the next phase of planning. The community's vision and issues will inform the technical analyses (transportation, environmental, and market/financial) that will be conducted as planning continues in the next year (FY2015).
- The Plan will be completed in June 2015.
- If the above schedule is adopted, no additional funding would be required in FY 2014, but FY 2015 would require up to \$500,000 in new funding.
- ***Update parking standards/policies for new development.***
 - The parking standards in Alexandria's Zoning Ordinance are becoming out of date. Recent small area plans have addressed the problem by establishing lower parking ratios that are maximums rather than minimums. Individual development projects that propose reasonable parking ratios (lower than those required by the zoning ordinance) require a waiver.
 - This project which is estimated to cost \$100,000 would conduct the analysis to recalibrate parking standards for new development.
 - No funding is reflected in the FY 2014 proposed budget, however existing T&ES and P&Z funding in FY 2013 might be available for carryover to FY 2014 to pay for this study. A determination of funds availability will occur closer to the end of FY 2013.
- ***Location strategies for public facilities***, including considerations for City office locations (including consolidation opportunities) and policies to guide public facility location over the long term
 - One goal of the project is to maximize the efficiency and utility of City and local public agency offices and other work locations. It would look at elements such as: city functions with adjacency benefits, locations that reduce travel time and fuel costs, and more efficient models of space configurations. This would begin in FY2014. This phase of the study would be carried out using existing staff and resources.
 - The other aspect of the project will produce a strategy or set of policies to guide planning for the major public facilities the City expects to need or to construct in the next 20 years (fire stations, schools, etc.) to identify the most efficient locations, facility models better suited for land cities like Alexandria, and opportunities for co-location.
 - In FY 2014, areas of particular emphasis will be City Hall (in advance of planned replacement of a 40-year-old HVAC system) and fire station locations.
- ***Del Ray Historic Preservation Plan***
 - This plan which is estimated to cost \$75,000 to undertake will help to preserve the mid-20th century commercial Art Deco/Streamline Moderne buildings within the

Del Ray neighborhood, along Mount Vernon Avenue as well as along Leslie Avenue. Specific tasks:

- Create a new National Register Historic District to incorporate the Art Deco style warehouse buildings on Leslie Avenue.
 - Review the existing boundaries for the existing Town of Potomac National Register district for the possibility of an expansion that would include the Art Deco & Streamline Moderne buildings along Mt. Vernon Avenue.
 - Create a residential pattern book for new construction, additions and alterations in the Town of Potomac Historic District.
 - No funding is reflected in the FY 2015 proposed budget, however, existing P&Z funding in FY 2013 might be available for carryover into FY 2014 to pay for this study. A determination of funds availability will occur closer to the end of FY 2013.
- ***Update the 2008 Bicycle Master Plan***
 - Updates to the plan include, but are not limited to: on-street bicycle network and associated facilities, Capital Bikeshare, bicycle parking, wayfinding, and Complete Streets.
 - The 2008 Plan had a strong focus on recreational cycling; the update will be an opportunity to focus on Capital Bikeshare and bicycle commuting.
 - The proposed FY 2014 Transportation Improvement Program (TIP) includes \$500,000 to conduct this study.

Continuing Interdepartmental Planning Initiatives (funded unless noted below)

- Continue the Long Range Education Facilities Plan with completion scheduled for Fall 2014
- Complete the Stormwater Management Plan
- Complete the Open Space Master Plan Update
- Complete the Public Art Master Plan
- Continuing some elements of the Historic Preservation Management Plan, and if that work was accelerated an additional \$75,000 in FY 2014 would be needed.

Ongoing Implementation Work (funded unless noted below)

- Implementation of the Waterfront Plan, with particular emphasis on flood mitigation and landscape design
- Continue work on specific action items to implement the Arlandria, Beauregard, Braddock, Landmark/Van Dorn and Potomac Yard Corridor Small Area Plans
- Continue transit project implementation planning for the Potomac Yard Metro Station and Transit Corridors A and C

- Continue implementation of the Wayfinding program and Eco-City initiatives
- Begin implementation of the Housing Master Plan, the Sanitary Sewer Master Plan, and the ARHA Strategic Plan.
- Continue to conduct 2010 Census data analysis, reporting and forecasting

Budget Impact

- Staffing, study and implementation funding available and reflected in the proposed operating budget and CIP unless otherwise noted above.
- Other project requiring funding where carryover funding may be available):
 - Del Ray Historic Preservation Plan: \$75,000
 - Update parking standards for new development: \$ 100,000
- Funding not included in FY 2014 proposed budget and CIP
 - \$500,000 for Eisenhower East Studies (or \$250,000 to accelerate), or \$500,000 for Old Town North Small Area Plan (or \$250,000 to accelerate)
 - \$75,000 for further increment of Historic Preservation Master Plan

March 22, 2013